

INDEX LEGEND

SE 1/4 OF THE SW 1/4, SECTION 20, T 79 N, R 26 W
 SW 1/4 OF THE SE 1/4, SECTION 20, T 79 N, R 26 W
 PARCEL 21-14 IN SW1/4-SW1/4 SECTION 20, T79N, R 26 W
 DALLAS COUNTY.

OWNER/PREPARED FOR:
 WAUKEE COMMUNITY SCHOOL DISTRICT
 ATTN: KIRK JOHNSON
 560 SE UNIVERSITY AVE
 WAUKEE, IA 50263
 PH: 515-97-5161

PREPARED BY:
 LARRY HYLER PLS
 BISHOP ENGINEERING
 3501 104TH ST
 URBANDALE, IA 50322

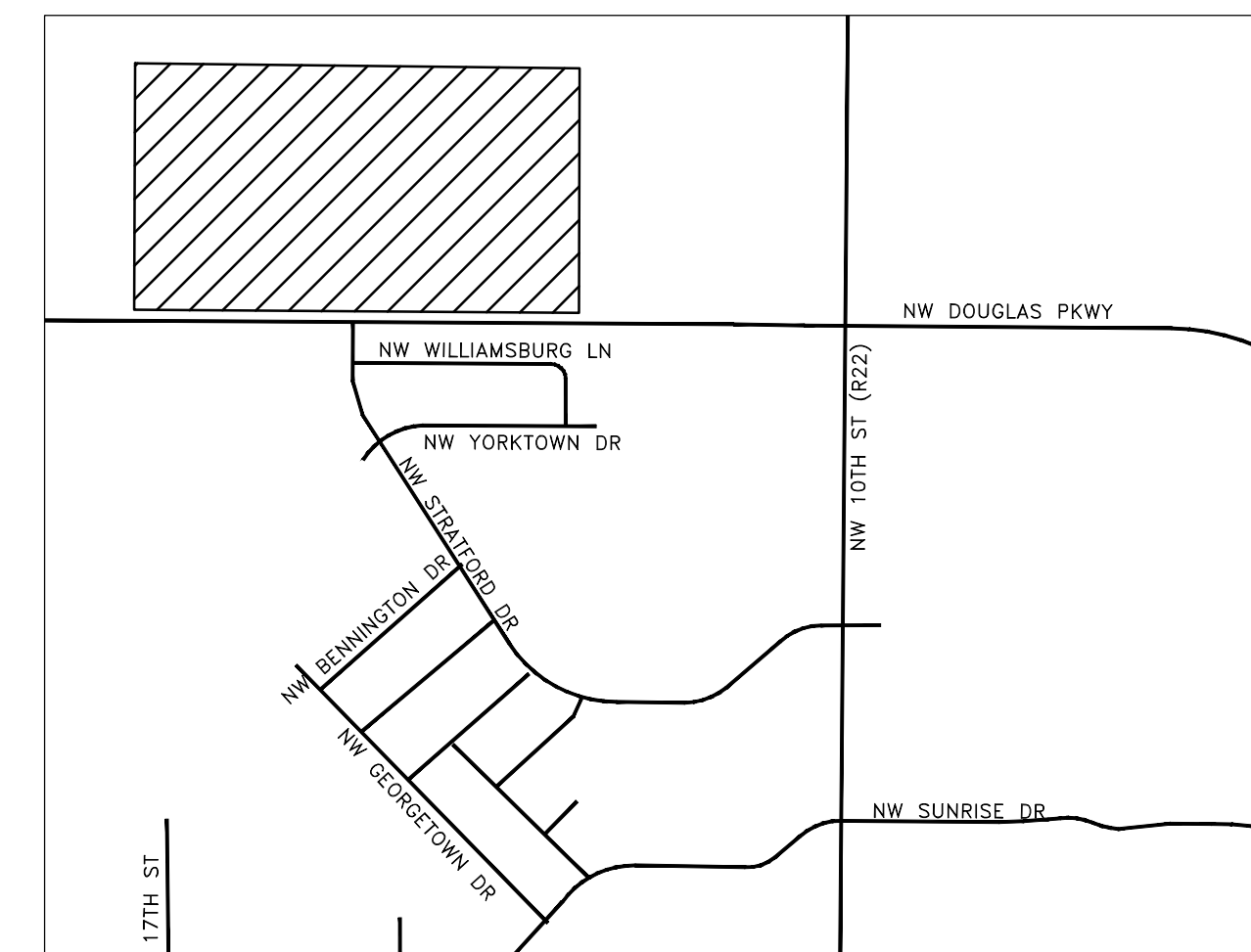
TRAILRIDGE SCHOOL FINAL PLAT

PROPERTY DESCRIPTION:

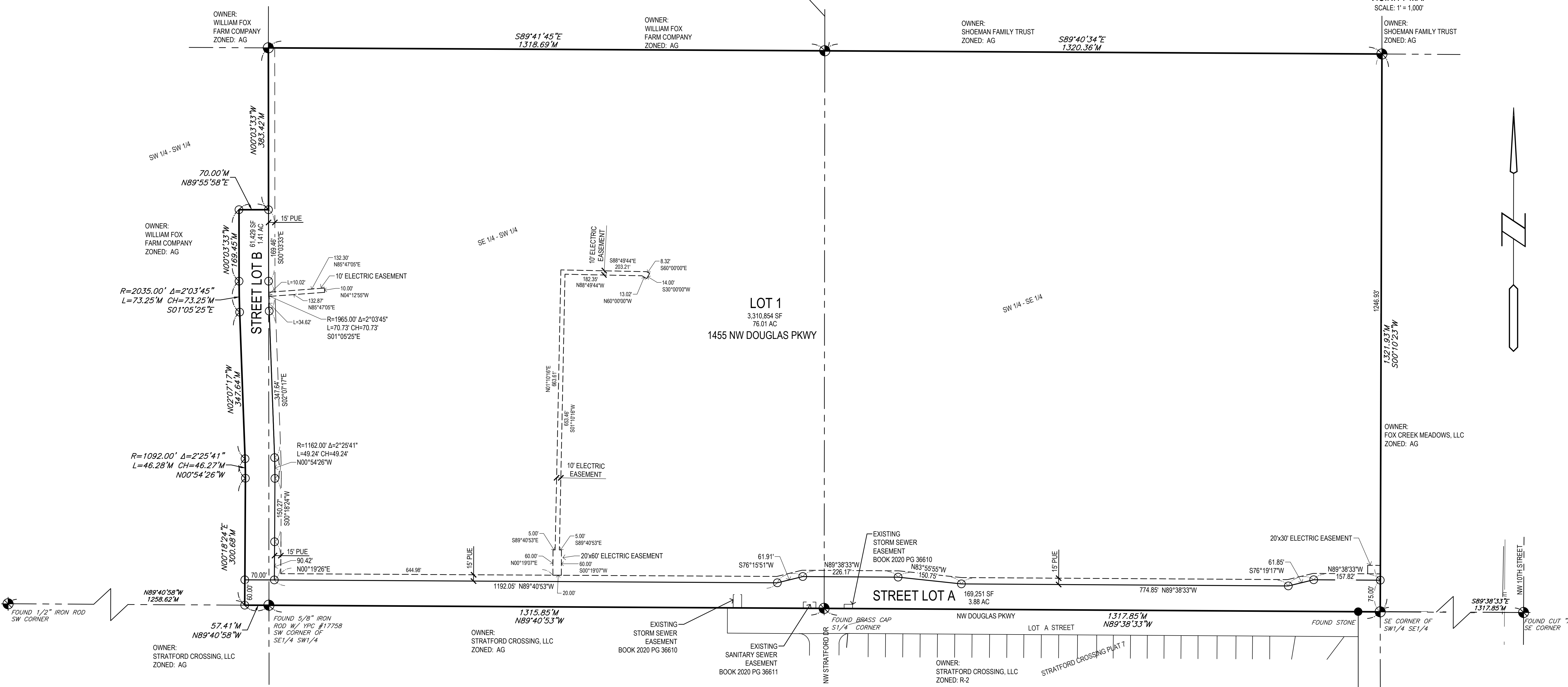
THE SE 1/4 OF THE SW 1/4 SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST AND THE SW 1/4 OF THE SE 1/4 SECTION 20, TOWNSHIP 79 NORTH, RANGE 26 WEST, AND PARCEL 21-14 IN THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20 AS RECORDED IN BOOK 2021 AT PAGE 11965.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 81.30 ACRES.



VICINITY MAP
 SCALE: 1" = 1,000'



SURVEY NOTES:

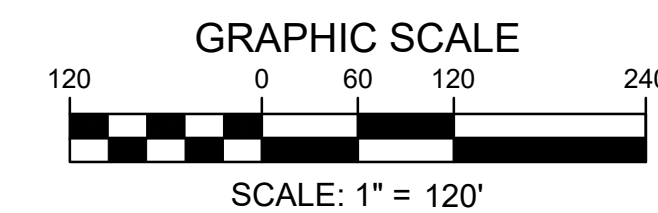
THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.
 ALL CORNERS HAVE BEEN PLACED WITH A 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.
 LOTS 'A' AND 'B' ARE STREET LOTS AND WILL BE DEEDED TO THE CITY OF WAUKEE.
 DETENTION BASINS ARE TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

ZONING:

A-1: AGRICULTURAL DISTRICT
 BUILDING SETBACKS:
 FRONT YARD = 35 FEET
 REAR YARD = 35 FEET
 SIDE YARD = 35 FEET
 MAXIMUM BUILDING HEIGHT = 40 FEET

LEGEND:

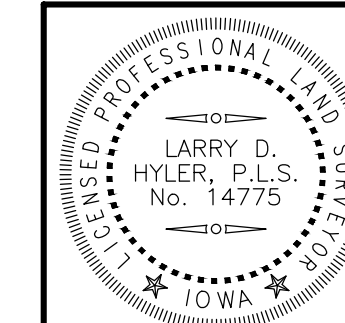
- PROPERTY CORNER - FOUND AS NOTED
- ⊙ SECTION CORNER - FOUND AS NOTED OR SET IRON PIPE W/YPC #14775
- PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED



UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING. UNLESS OTHERWISE NOTED, ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 SIGNED: *Larry D. Hyler* DATE: 8-12-2022
 LARRY D. HYLER, P.L.S. 14775
 LICENSE RENEWAL DATE: DEC. 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PAGE ONLY

TRAILRIDGE SCHOOL
 WAUKEE, IOWA

FINAL PLAT

REFERENCE NUMBER:
 160106

DRAWN BY:
 CEJ

CHECKED BY:

REVISION DATE:

PROJECT NUMBER:
 200188

SHEET NUMBER:
 1 OF 1

Bishop Engineering
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 Civil Engineering & Land Surveying
 Established 1959

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